

PRELIMINARY PLAT CHECKLIST

Subdivision _____

Date _____

Zoning _____

Location

Street Names

The following item (s) (does, does not) conform with the requirements of the platting requirements. Those item not conforming are explained on the final page.

Does Does Not N/A

ITEM

**INFORMATION TO BE PROVIDED ON
PRELIMINARY PLAT.**

- | | | | | |
|-----|-------|-------|-------|---|
| 1. | _____ | _____ | _____ | Name and address of owner of record and/or subdivider. |
| 2. | _____ | _____ | _____ | Proposed name of subdivision and its acreage. |
| 3. | _____ | _____ | _____ | North point and graphic scale and date. |
| 4. | _____ | _____ | _____ | Vicinity map showing location in relation to obvious geographic locations. |
| 5. | _____ | _____ | _____ | Exact boundary lines of the tract by bearing and distance. |
| 6. | _____ | _____ | _____ | Names of owners of record of adjoining land with its approximate acreage. |
| 7. | _____ | _____ | _____ | Existing streets, utilities and easements on and adjacent to the tract, including the size and width of each. |
| 8. | _____ | _____ | _____ | Proposed layout including streets, alleys and easements with both dimensions and proposed street names. |
| 9. | _____ | _____ | _____ | Block letters and lot numbers. |
| 10. | _____ | _____ | _____ | Provide Lot Dimensions. |

Community Development

	<u>Does</u>	<u>Does Not</u>	<u>N/A</u>	<u>ITEM</u>
11.	_____	_____	_____	Minimum building front yard setback lines.
12.	_____	_____	_____	Location of streams, lakes, and swamps and land subject to flooding as determined from past history flooding.
13.	_____	_____	_____	Existing zoning district classifications of the proposed subdivision and of adjoining properties.
14.	_____	_____	_____	Inscription stating “ NOT FOR FINAL RECORDING. ”
15.	_____	_____	_____	Scale. (not smaller than 200 feet to 1 inch.)
16.	_____	_____	_____	Sheet Size. shall not be greater than 18” x 24”.

GENERAL DESIGN REQUIREMENTS

17.	_____	_____	_____	<u>Suitability of Land.</u> Land subject to flooding, improper drainage, or erosion, or which is for topographical, geological or other reasons unsuitable for residential use shall not be platted for residential use or for other uses that will continue to increase the danger to health, safety, or property destruction, unless the hazards can be and are corrected.
18.	_____	_____	_____	<u>Access.</u> Access to every subdivision shall be provided over a public street.
19.	_____	_____	_____	<u>Conformance to Adopted Major Thoroughfare Plans.</u> All streets and other features of the Major Thoroughfare Plan of the City of Perry shall be platted by the subdivider in the location and to the dimension indicated on the Major Thoroughfare Plan adopted by the Commission and/or Council.
20.	_____	_____	_____	<u>Through Traffic.</u> Minor streets shall be so laid out that their use by through traffic will be discouraged.

GENERAL REQUIREMENTS FOR STREETS AND OTHER RIGHTS-OF-WAY

21.	_____	_____	_____	<u>Continuation of Existing Streets.</u> Existing streets shall be continued at the same or greater width, but in no case less than the required width.
22.	_____	_____	_____	<u>Connections with Future Subdivisions.</u> Streets shall be reserved at strategic locations to provide for future access to adjoining properties which may be subdivided in the future. Each street connection shall intersect property lines at a ninety-degree (90°) angle.

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	<u>Does</u>	<u>Does Not</u>	<u>N/A</u>	<u>ITEM</u>
23.	_____	_____	_____	<u>Street Names.</u> Street names shall require the approval of the Commission. Streets that are obviously in alignment with streets already in existence and already named shall be given the name of the existing streets. Names of new streets shall not duplicate or closely approximate those existing streets.
24.	_____	_____	_____	<u>Street Jogs.</u> Street jogs with centerline offsets less than one-hundred-twenty-five feet (125') shall not be permitted.
25.	_____	_____	_____	<u>Cul-de-Sacs.</u> Cul-de-sacs or dead-end streets shall be provided at the closed end with a turn-around having a property line radius of at least fifty feet (50') with an outside pavement radius of at least forty feet (40').
26.	_____	_____	_____	<u>Development Along Major Streets, Limited-Access Highways or Railroad Right-Of-Ways.</u> Where a subdivision abuts or contains an expressway, freeway, arterial or collector street, or a railroad right-of-way, the Commission may require a street approximately parallel to and on each side of such right-of-way either as a marginal access street or at a distance suitable for an appropriate use of intervening land, with a non-access reservation suitably planned. Due regard should be given requirements for approach grades and future grad separations in determining distances. Lots shall have no access to expressways, freeways, or arterial streets, but only to an accessible street in which case the Commission may require double frontage lots.
27.	_____	_____	_____	<u>Alleys.</u> The requirements for providing alleys within a subdivision are as follows: a. Alleys shall be provided in multi-family, commercial, and industrial districts, except where other definite and assured provision is made for service access such as off-street parking, loading and unloading consistent with and adequate for the uses proposed. b. Alleys shall not be provided in one and two-family residential developments unless the subdivider provides evidence satisfactory to the Commission of the need for alleys. c. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall provide sufficient radius to permit safe vehicular movements. d. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turnaround facilities at the dead-end as determined by the Commission.

Community Development

Does Does Not N/A

ITEM

28. _____

Reserve Strips and Easements.

- a. Reserve strips controlling the access to streets shall be prohibited except where this control is definitely placed in the hands of the Council under conditions approved by the Commission. The Commission may restrict access to expressways, freeways, arterial and collector streets by requiring all lots to face and have access to only minor streets.
- b. Easements having a minimum width of ten feet (10') and located along the side or rear lot lines shall be provided, as is necessary, for utility lines and underground mains and cables. Where a subdivision is traversed by a watercourse, drainage-way, channel or stream, there shall be provided a stormwater or drainage right-of-way of adequate width. Parallel streets may be required by the Commission therewith. Label all easements **“Drainage and Utility Easement.”**

RIGHTS-OF-WAY WIDTH REQUIREMENTS

29. _____

The minimum street right-of-way widths shall be as follows: Set forth within Section 132

- Freeways and Expressways 150 Feet
- Arterial Streets 100 Feet
- Collector Streets 80 Feet
- Minor Commercial and Industrial Streets 60 Feet
- Minor Residential Streets 60 Feet
- Dead-End Streets (Cul-de-Sacs) 50 Feet
- Marginal Access Streets 50 Feet
- Alleys 20 Feet

STREET DESIGN REQUIREMENTS

30. _____

Street Intersections. Street intersections shall be as nearly at right angles as possible with no street intersection being at any angle of less than seventy-five degrees (75°).

31. _____

Right-Of-Way Radius. The streets right-of-way radius at street intersections shall be at least twenty feet (20'). Where the angle of street intersection is less than ninety degrees (90°), the Commission may require a longer radius.

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Does Does Not N/A

ITEM

32. _____

Additional Width on Existing Streets. Subdivisions that adjoin existing streets shall dedicate additional rights-of-way, if needed, to meet the minimum street width requirements set forth in Section 132.

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing streets.
- b. When the subdivision is located on only one (1) side of an existing street, one-half (1/2) of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

DESIGN STANDARDS FOR BLOCKS

Design Lengths and Widths: Block lengths and widths shall be determined based on the following requirements:

33. _____

Blocks shall not be greater than two-thousand-two-hundred feet (2,200') nor less than four-hundred feet (400') in length.

34. _____

Blocks shall be wide enough to provide two (2) tiers of lots of minimum depth, except where abutting upon major streets, limited-access highways or railroads, or where other situations make this requirement impractical in which case the Commission may approve a single tier of lots of minimum depth.

35. _____

Blocks shall have pedestrian walkways not less than ten feet (10') wide, where deemed essential, to provide circulation, or access to schools, playgrounds, shopping centers, transportation and other community facilities.

CERTIFICATION

36. _____

Certificate of Preliminary Approval. A Certificate of Approval of the preliminary plat by the Commission shall be inscribed on the plat as follows:

“In that all the requirements of Preliminary Approval having been fulfilled, this subdivision plat was given Preliminary Approval by the Perry Planning Commission on _____, _____. This Preliminary Approval does not constitute approval of the Final Plat. This Certificate of Preliminary Approval shall expire and be null and void on _____, _____. ”

Date

Planner / Director
Community Development
